

SPECIALIST developer Morgan Restoration highlights that although this time of year may not be the best for alfresco living, it is worth thinking about balconies and roof terraces when buying a property, not only for enjoyment as they are top of the hit list among purchasers when it comes to selling.

With this in mind, at the company's Little Heath development bringing high-quality stylish homes to central Swanley, each apartment has access to an outside space, ranging from an extensive roof terrace, through to a balcony or Juliet balcony.

According to research conducted last year by leading international agents DTZ Residential, a balcony, terrace or loggia on a home can add an uplift of up to £50,000.

The typical balcony on a home in London and the Home Counties averages 8ft x 6ft and DTZ calculates that a balcony can add an uplift of up to £25,000 on a property, up from £15,000 in 2000.

Additionally, a terrace, as distinct from a balcony in London and the Home Counties has an average size of 20ft x 10ft and is formed from a flat roof on top of a building, can add an uplift value of around £35,000 to £50,000. This highlights that balconies are a sales feature that are very important to buyers.

Little Heath brings 16 affordable stylish apartments a few minutes walk from Swanley station, which has regular rail services to central London within 30 minutes. The development has six third-floor one- and two-bedroom apartments each with a private screened roof garden, providing sweeping panoramic views, encompassing Canary Wharf to the north and the surrounding garden of Kent.

The remaining 10 first- and second-floor apartments have either a large balcony or Juliet balcony for the living room and each bedroom.

Barry Morgan, Morgan Restoration's chief executive, said: "Little Heath

delivers sophisticated apartment living with specification and quality to match. The development brings more than just access to an outdoor space, for some of the apartments it goes far beyond this with amazing roof gardens complete with superb views."

Quality specification and craftsmanship is apparent throughout with, for example, American oak veneer doors and chrome designer handles. High-quality veneer hardwood flooring further enhances the ambience of durable, chic style to all of the apartments.

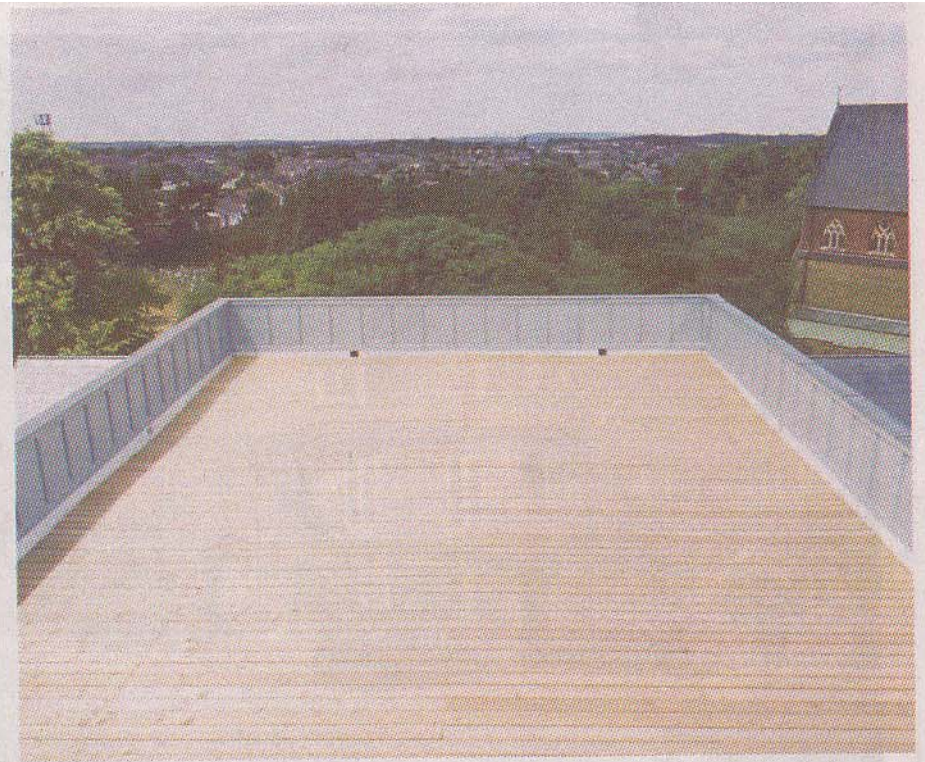
Gas-fired underfloor heating, which is more commonly associated with expensive London riverside apartments, is provided throughout.

The bathrooms are finished in cool contemporary mosaic tiles, white Villeroy and Boch suites, Philippe Starck taps, Grohe 'freehand' double shower heads and a bath-shower with Hansgrohe tap free bath fillers. Both the toilet and sink are wall hung.

The kitchens are equipped with German NEFF appliances including a five-burner gas hob, electric oven and chimney cooker hood. In addition each has an integrated microwave and fridge freezer. Off of the hallway is a utility cupboard for a washing machine.

The apartments are pre-wired for an optional intruder alarm and have a video entry system linked to the electrically operated remote controlled entrance gates. Low voltage halogen spot lighting bring a modern contemporary look to bathrooms, kitchens and hallways. Living rooms and bedrooms feature television and telephone points, with a satellite television point to the living room.

Little Heath is ideally located for commuting, shopping and leisure facilities and for national and international travel. Adjacent to Swanley's town centre, Little Heath provides a wide choice of shops and leisure facilities just a short distance



With a view to increasing value

away. Farther afield, about 10 miles away, is Bluewater shopping centre.

Prices of apartments at Little Heath start from £140,000 to £220,000.

For further information, contact Morgan Restoration on 01322 866800 or email info@morganrestoration.co.uk or visit www.morganrestoration.co.uk.